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May 6, 2024

Toronto and East York Community Council
Toronto City Hall
100 Queen Street West
Toronto, ON
M5H 2N2

RE: TE13.11 – 137 and 141 Isabella Street - Zoning Bylaw Amendment (ZBA) Applications – Decision Report - Refusal

Members of the Toronto and East York Community Council,

On February 26, 2024, on behalf of 137 Isabella Street Limited and 141 Isabella Street Limited (the "Owner"), Goldberg Group submitted an application for Zoning By-law Amendment for 137 and 141 Isabella Street (the "Subject Site") to facilitate the development of a 69-storey tower. A Rental Housing and Demolition and Conversion (RHDC) Application was also submitted.

The subject site has an approximate land area of 1,827.9 sq. m square metres (0.45 ac) and is currently occupied by a 7-storey apartment building and a 3-storey single-detached dwelling. The application includes 823 new dwelling units, including 61 rental replacement units. The proposed redevelopment consists of a total of 50,463.1 sq. m of gross floor area (GFA), which results in a total Floor Space Index (FSI) of 27.61, pursuant to GFA calculations under By-law 569-2013.

Following the submission, the application was deemed complete as of February 28, 2024. Meetings were held with Ward 13 Councillor Chris Moise on March 26, 2024, and with City staff and the community on April 16, 2024. In addition, prior to the filing of the applications, ourselves and the owner's representative hosted a tenant meeting on February 13, 2024.

It is disappointing that this Refusal Report is coming to the Toronto and East York Community Council (TEYCC), however we recognize the tight timelines that constrain the City's review process arising from Bill 109.

While the refusal of the application will necessitate an appeal to the OLT, it is our client's goal to work with City staff, Councillor Moise, and the community to resolve the Zoning By-law Amendment application. We are therefore encouraged by the staff's commitment in the report to continuing discussions on this application to resolve the outstanding matters.

We are committed to arriving at a satisfactory outcome for all parties. Should you have any questions or require additional information, please do not hesitate to contact Clay Janzen at ext. 2104 or the undersigned at ext. 2100.

Yours truly,
GOLDBERG GROUP

A handwritten signature in blue ink, appearing to read "Michael Goldberg".

Michael Goldberg MCIP, RPP
Principal

cc: 137 Isabella Street Limited and 141 Isabella Street Limited
Jason Park LLP